

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- The subject properties are situate within Section 2, Township 10 North, Range 3 East, New Mexico Principal Meridian.
- The subject properties are currently Zoned MX-L (Mixed-use) as shown and designated on the City of Albuquerque GIS Zone Atlas Page G-17, dated May, 2018.

SUBDIVISION DATA

- Total number of existing Lots 2
- Total number of Lots created: 1
- Public Street right of way dedicated - None.
- Gross Subdivision acreage: 0.5322 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

- Consolidation of the previously Vacated East portion of the 20' public alley as shown hereon which was Vacated by V-79-7 entitled "ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION" filed in the office of the County Clerk of Bernalillo County, New Mexico on November 6, 1979 in Book 730, page 516 and further described in City of Albuquerque "OFFICIAL NOTIFICATION OF DECISION" File V-79-7 dated February 20, 1979 and to combine existing Lot 4 and South 40' of Lot 3 into one (1) new Lot as shown hereon.
- Grant the new public and private easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 August 5, 2022



PLAT OF
LOT 4-A, BLOCK "B"
VISTA GRANDE LAND COMPANY'S
ADDITION NO. ONE

(BEING A REPLAT OF LOT 4 AND SOUTHERLY 40' FEET OF LOT 3, BLOCK "B", VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE; TOGETHER WITH A VACATED PORTION OF PUBLIC ALLEY)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2022

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

<i>[Signature]</i> Public Service Company of New Mexico	8/18/2022 Date
<i>[Signature]</i> New Mexico Gas Company	8/16/2022 Date
<i>[Signature]</i> QWest Corporation d/b/a CenturyLink QC	9/19/2022 Date
<i>[Signature]</i> Comcast	8/18/22 Date

CITY APPROVALS:

<i>[Signature]</i> Sam M. Pischkeover P.S. City Surveyor Department of Municipal Development	8/16/2022 Date
Real Property Division	_____ Date
Environmental Health Department	_____ Date
Traffic Engineering, Transportation Division	_____ Date
ABCWUA	_____ Date
Parks and Recreation Department	_____ Date
<i>[Signature]</i> AMARC City Engineer	9/19/2022 Date
Code Enforcement	_____ Date
DRB Chairperson, Planning Department	_____ Date
N/A- NOT WITHIN MRGCD JURISDICTION	_____ Date
M.R.G.C.D.	_____ Date

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

SHEET 1 OF 3

SURV TEK, INC.

Consulting Surveyors
 P.O. Box 66886, Albuquerque, New Mexico 87114 Phone: 505-300-4732

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AUGUST, 2022

LEGAL DESCRIPTION

That certain parcel of land situate in Section 2, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Lot numbered Four (4) and the South Forty (40') feet of Lot numbered Three (3) in Block "B", Vista Grande Land Company's Addition No. One as the same are shown and designated on the plat entitled "SECOND AMENDED MAP VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1959 in Volume C4, folio 98. Said parcel further described in that certain Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1998 as Document Number 1998019537.

TOGETHER WITH: a Vacated Easterly portion of a Twenty (20') Public Alley adjacent to said Lot 4, Block "B" as the same is shown and designated on the aforesaid plat of said Vista Grande Land Company's Addition No. One and Vacated by vacation document V-79-7 entitled "ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION" filed in the office of the County Clerk of Bernalillo County, New Mexico on November 6, 1979 in Book 730, page 516 and further described in City of Albuquerque "OFFICIAL NOTIFICATION OF DECISION" File V-79-7 dated February 20, 1979.

BEGINNING at the Northeast corner of the parcel herein described, said point being the Southeast corner of Lot 3-A1, Monroe Associates-Tract 1 as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on November 20, 1987 in Volume C35, folio 41 (a 1/2" rebar and cap stamped "L.S. 17142" found in place) said point also being a point on the Westerly right of way line of San Mateo Boulevard N.E. whence the Albuquerque Control Survey Monument "9-F18" bears N02°34'46" E, 2346.95 feet distant; Thence Southwesterly along said Westerly right of way line of San Mateo Boulevard N.E. for the following three (3) courses:

S 00°20'32" W, 40.07 feet to the Northeast corner of said Lot 4, Block "B"; Thence,

S 00°20'32" W, 85.03 feet to a point of curvature; Thence,

Southwesterly, 39.24 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 89°55'40" and a chord which bears S 45°18'22" W, 35.33 feet) to a point of tangency on the Northerly right of way line of Douglas MacArthur Road N.E.; Thence,

N 89°43'48" W, 132.35 feet along said Northerly right of way line of Douglas MacArthur Road N.E. to the Southwest corner of the parcel herein described; Thence,

N 00°15'52" E, 110.00 feet to a point; Thence,

S 89°42'46" E, 7.47 feet to an angle point on the Southerly line of said Lot 3-A1, Monroe Associates-Tract 1; Thence along said Southerly line of Lot 3-A1 for the following two courses:

N 00°18'57" E, 40.00 feet to a point (a 1/2" rebar and cap stamped "L.S. 17142" found in place); Thence,

S 89°45'28" E, 150.02 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 0.5322 acre, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOT 4-A, BLOCK "B", VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE (BEING A REPLAT OF LOT 4 AND SOUTHERLY 40' FEET OF LOT 3, BLOCK "B", VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE; TOGETHER WITH A VACATED PORTION OF PUBLIC ALLEY), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public easements if any) as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

LOT 4 AND SOUTH 40' LOT 3, BLOCK "B"
 VISTA GRANDE LAND COMPANY ADDITION NO. ONE

OWNER: L.E. RUFFIN, JR. TRUST

Kimberly Dee Brunner
 By: Kimberly Dee Brunner, as Trustee of the L.E. Ruffin, Jr. Trust

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 16 day of August, 2022, by Kimberly Dee Brunner as Trustee of the L.E. Ruffin, Jr. Trust

Melinda J. McNatt My commission expires 01/13/26
 Notary Public

STATE OF NEW MEXICO
 NOTARY PUBLIC
 MELINDA J. MCNATT
 COMMISSION # 1094960
 EXPIRES JANUARY 13, 2026

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas of minimal flooding) in accordance with the National Flood Insurance Program Rate Map No. 35001C0139 G, Effective Date 9/26/2008.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- a. Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment Number 2202255, Effective Date: March 25, 2022.
- b. Plat entitled "SECOND AMENDED MAP VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1959 in Volume C4, folio 98.
- c. Plat entitled "LOTS 3A, 3B, 3C BEING A REPLAT OF LOT 3 OF MONROE ASSOCIATES TRACT 1", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 5, 1975 in Volume B10, folio 127.
- d. Plat entitled "PLAT OF MONROE ASSOCIATES TRACT 1, WITHIN VISTA GRANDE LAND COMPANY'S ADDITION NO. 1", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 8, 1974 in Volume B9, folio 159.
- e. Plat entitled "PLAT OF LOT 3-A1, MONROE ASSOCIATES-TRACT 1, BEING A REPLAT OF LOT 3-A AND PARCEL C", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 20, 1987 in Volume C35, folio 41.
- f. Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1998 as Document No. 1998019537.
- g. Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on October 4, 2013 as Document No. 2013110969.
- h. Vacation Documents for V-79-7 entitled "ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION" filed in the office of the County Clerk of Bernalillo County, New Mexico on November 6, 1979 in Book 730, page 516 and further described in City of Albuquerque "OFFICIAL NOTIFICATION OF DECISION" File V-79-7 dated February 20, 1979

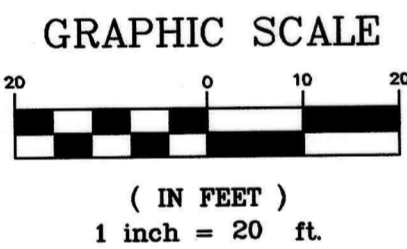
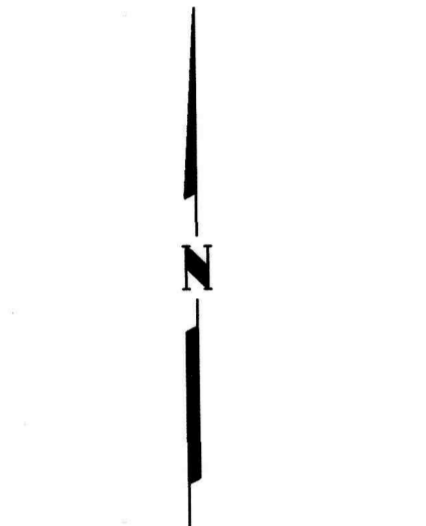


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**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2022



Albuquerque Control Survey Monument "9-F18"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N = 1,504,355.281 U.S. Survey feet
E = 1,539,870.687 U.S. Survey feet
Delta alpha = -0°11'36.74"
Ground to Grid Factor = 0.999666141
Elevation = 5212.228 feet (NAVD 88)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.24'	25.00'	24.97'	35.33'	S45°18'22"W	89°55'40"
	(39.16')	(25.00')				

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.47	S89°42'46"E

